K 2443

WARRANTY DEED Form 1401 **Published by Tennessee Title Company**

For and in consideration of the sum of $10.00 - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - **DOLLARS** Cash in hand paid by JAMES L. SPRINGER and wife, DOROTHY S. SPRINGER, and for other good and valuable considerations, receipt of which is hereby acknowledged, RICHLAND DEVELOPMENT COMPANY, INCORPORATED, a corporation organized and existing under the laws of the State of Tennessee,

~~has~~ does **bargained and sold, and by these presents do transfer and convey unto the said** JAMES L. SPRINGER and wife, DOROTHY S. SPRINGER

~~heirs~~ **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 14 on the Plan of Section One, Normal Heights, as of record in Book 2331, page 21, Register's Office for said County

Said Lot No. 14 fronts 50 feet on the southerly side of Delk Avenue and runs back between lines 163 feet on the northwesterly line and 202.2 feet on the southeasterly line to a dead line in the rear measuring 102.5 feet thereon.

Being part of the property conveyed to Richland Development Company, Incorporated, by deed from W. L. Bainsbridge, Jr. and wife, of record in Book 2438, page 61, said Register's Office.

Said property is conveyed subject to restrictions of record in Book 2337, Page 497, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James L. Springer and wife, Dorothy S. Springer ~~their~~ heirs and assigns, forever.

And Richland Development Company, Incorporated, a corporation ~~do~~ covenant with the said James L. Springer and wife, Dorothy S. Springer that it is lawfully seized and possessed of said land in fee simple; ~~has~~ have a good right to convey it, and the same is unencumbered, except any 1955 taxes which will be paid by the grantor.

And Richland Development Company, Incorporated, a corporation ~~do~~ further covenant and bind ~~itself, its~~ ~~heirs~~ successors and representatives, to warrant and forever defend the title to the said land to the said James L. Springer and wife, Dorothy S. Springer ~~their~~ heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, said RICHLAND DEVELOPMENT COMPANY, INCORPORATED, has caused this ~~Witness my hand this~~ instrument to be executed in its name by its duly authorized officers on this 28th day of July, 1955

RICHLAND DEVELOPMENT COMPANY, INCORPORATED

Attest: Evelyn Strasser — By: W. L. Bainsbridge Jr. — W. L. Bainsbridge, Jr., President

Evelyn Strasser, Asst. Sec'y.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

Commission expires _____

Notary Public

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